

# E (Commercial / Business / Service), Retail

TO LET / FOR SALE



CURCHOD&CO



36 Kings Road

Shalford, Guildford, GU4 8JX

## Class E Retail

1,117 sq ft

(103.77 sq m)

- Rare retail location in the market village of Shalford
- Available for Sale/To Let
- E Class retail
- Good frontage
- Situated within an affluent residential area
- Plentiful storage amenity

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Chartered surveyors, land property & construction consultants

Summary

Available Size	1,117 sq ft
Rent	£21,000 per annum
Price	Offers from £250,000
Rates Payable	£8,982 per annum
Rateable Value	£18,000
EPC Rating	A (25)

Description

A prominently positioned E-Class retail premises located in the heart of Shalford, a desirable and affluent village on the outskirts of Guildford. The property comprises a well-presented retail unit with timber flooring throughout, a suspended ceiling incorporating inset lighting, and a ceiling-mounted cassette air conditioning system. Extensive glazing to the frontage ensures strong visibility and natural light.

The unit benefits from rear access leading to a gated yard and private parking area, along with two detached outbuildings which provide substantial ancillary storage capacity. Internally, there is a low-ceiling basement area, suitable for additional storage use. A kitchenette and WC facility are provided within the ancillary space.

Location

Shalford is a picturesque and well-connected village located just south of Guildford, within the Surrey Hills Area of Outstanding Natural Beauty. The property enjoys an attractive outlook over surrounding green space and is situated approximately a five-minute walk from Shalford railway station, which offers a journey time of around four minutes to Guildford and onward services to London Waterloo. Guildford town centre is also accessible by car in under 10 minutes.

Guildford itself provides a comprehensive range of retail, leisure, and business facilities, and benefits from excellent transport infrastructure, including frequent mainline rail services to London Waterloo (approximately 35 minutes) and easy access to the A3 and M25 motorway network for regional and national connectivity.

Accommodation

The accommodation comprises the following areas:

Area	sq ft	sq m
Ground - Retail	699	64.94
Ground - Ancillary Storage	418	38.83
<b>Total</b>	<b>1,117</b>	<b>103.77</b>

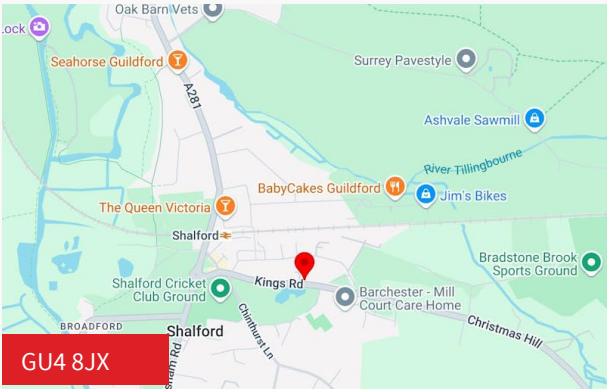
Terms

Available on a new effective full repairing and insuring lease directly with the landlord for a term to be agreed.

The freehold is also available via private treaty with offers from £250,000. The ground floor will be offered with vacant possession. The upper floors have been sold long leasehold for a term of 162 years from 8th November 2016 with a peppercorn ground rent.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting/sale.

Prices are quoted exclusive of VAT which may be charged.







